

Beechwood Grove

Mitchelstown Co. Cork P67 WY43

myhome.ie

property.ie

daft.ie

BER **B3**



Guide: €300,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie



PSR Licence
No: 002337



Michael DORGAN
AUCTIONEERS & VALUERS

025 85700



Features

For Sale by Private Treaty

- 4-bedroom detached house.
- C.189m² / c.2,036sqft
- Substantial mature garden.
- Three zoned OFCH. Mains services.
- Jack Lynch Tunnel just over 35minutes.
- 5 minutes from the M8 motorway.
- Walking distance of amenities.
- Electric Gated, secure drive with substantial parking.
- Vehicular side access.
- Recent built in storage & blinds throughout.



Accommodation

Ground floor

Entrance hallway

4.47m x 3.68m
14' 8" x 12' 1"

Feature staircase, ceramic floor tiles, venetian blinds, light fitting, power points, radiator.

Livingroom

4.49m x 4.41m
14' 9" x 14' 6"

Feature open fireplace with inset stove, granite heart, french doors, venetian blinds, timber floor, light fitting, recent built in units, power points, radiator.

Kitchen/ Dining room

5.95m x 3.76m
19' 6" x 12' 4"

Wall & Floor units, dark work surfaces, tile back splash. Integrated oven, hob, dishwasher, extractor fan, ceramic floor tiles, power points, radiator, blinds, recessed lighting,

Utility Room

2.78m x 1.74m
9' 1" x 5' 8"

Wall & floor units, ceramic floor tiles, power points, radiator.

Bathroom

2.39m x 1.79m
7' 10" x 5' 11"

Wall & floor tiles, WHB & toilet, bathtub, elec shower, radiator.

Master Bedroom

4.57m x 3.27m
15' x 10' 9"

Timber floor, power points, radiator, venetian blinds.

Ensuite

2.62m x 1.06m
8' 7" x 3' 6"

Ceramic floor tiles, WHB & toilet, elec shower, shaving point,



Bedroom 2

3.75m x 3.10m
12' 4" x 10' 2"

Timber floor, power points, radiator.

Hot press

1.75m x 0.87m
5' 9" x 2' 10"

Floor tiles, shelved.

First floor

Bedroom 3

6.15m x 5.51m
20' 2" x 18' 1"

Timber floor, power points, radiator, built in storage, dormer & velux type windows. Venetian & black out blinds.

Walkin Wardrobe

Shelved & railed.

Bedroom 4

6.13m x 4.51m
20' 1" x 14' 11"

Timber floor, power points, radiator, built in wardrobe, dormer & velux type windows. Venetian & black out blinds.

Landing

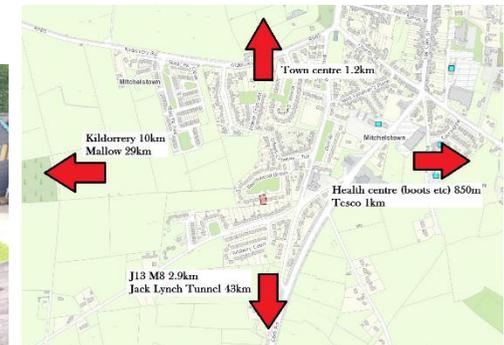
3.7m x 2.58m
12' 2" x 8' 5"

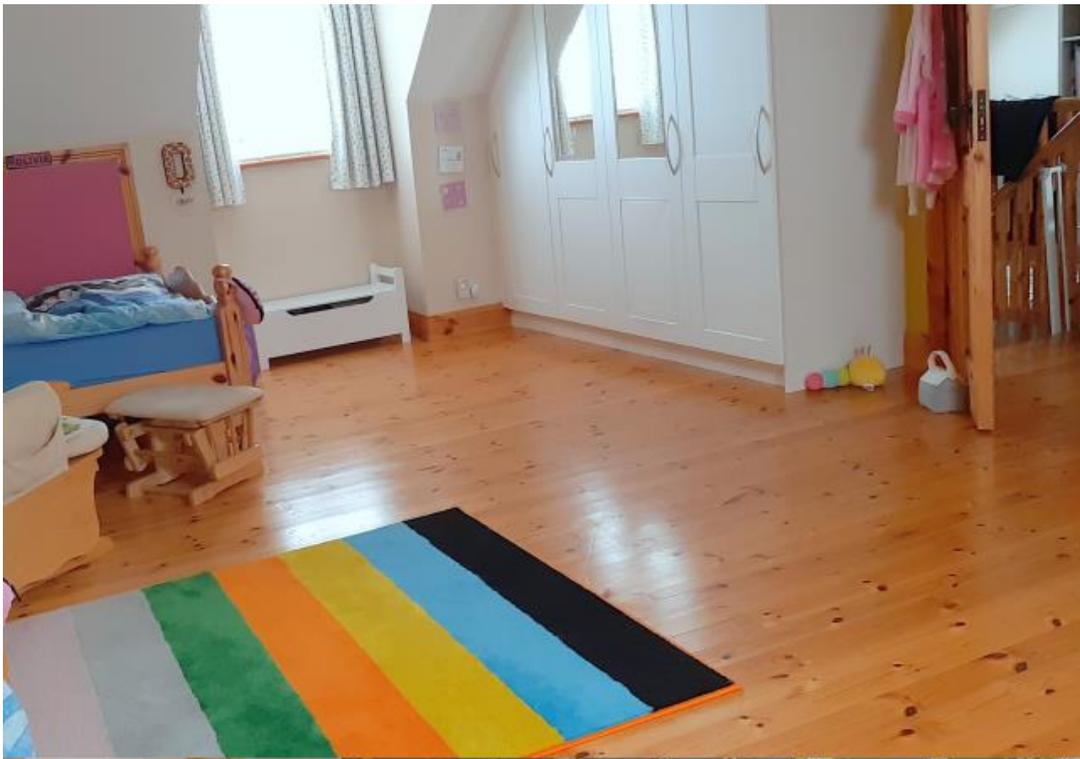
Recent built in storage, light fitting, radiator, power points, venetian blinds.

Bathroom

2.57m x 2.33m
8' 5" x 7' 8"

WHB & toilet, bathtub, separate shower, tiled floor, radiator, velux type window & blind.





Building Energy Rating

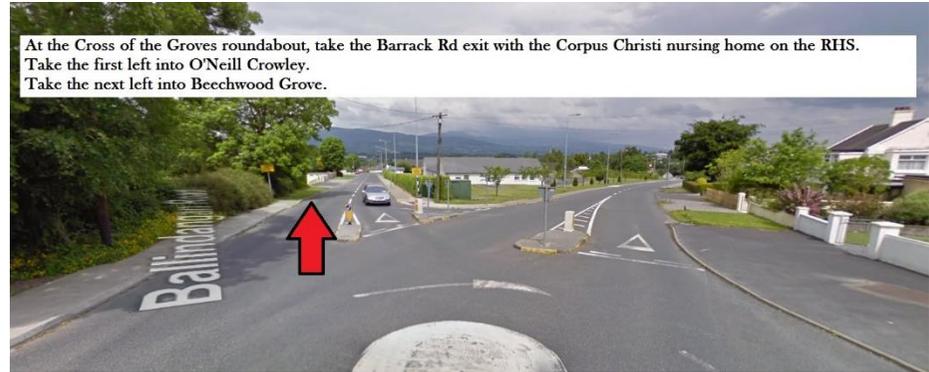
BER/DEC		
Address 19 BEECHWOOD GROVE MITCHELSTOWN CO. CORK CO. CORK	Date Of Issue 07-08-2015	Type Of Rating Existing Dwelling
Building Energy Rating B3 136.77 (kWh/m²/yr)	Date Valid Until 07-09-2025	DEAP Version 3.2.1
CO2 Emissions Indicator 34.9 (kgCO ₂ /m ² /yr)	BER/DEC Number 104182456	Download Advisory Report
	MPRN 10302983643	

Dwelling Details		
Dwelling Type: Detached house	Floor Area: 188.99 (m ²)	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Masonry	Main Space Heating Efficiency: 85%
Year of Construction: 2006	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
	% Low Energy Lighting: 27%	Main Water Heating Efficiency: 85%

Site



Directions



19 BEECHWOOD GROVE
MITCHELSTOWN
CO. CORK
P67 WY43
Address Query ?







Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



Michael Dorgan

Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700

Important Notice: The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for sale subsequently entered into. (subject to contract/contract denied).

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us. Any form of this brochure may not be reused without our prior permission

Appliances freestanding & built in are not part of this sale.